



Michael Steel & Co
PROPERTY CONSULTANTS

FOR SALE

**SUBSTANTIAL WELL LOCATED
COMMERCIAL/SHOWROOM PREMISES**

**13, 15 & 17 WESTGATE, HONLEY, HUDDERSFIELD,
WEST YORKSHIRE, HD9 6AA**

1,027m² (11,053 sq. ft)



- Substantial three storey and basement showroom/commercial premises (excluding ground floor 17 Westgate)
- Well located in the centre of Honley with nearby occupiers including Co-op, Punch and Wired Coffee & Cake
- Increasingly infrequent opportunity to purchase and potentially suitable for showroom, restaurant, commercial and/or residential uses (STP)

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For Enquiries call
0113 234 8999



Location

The premises comprise the Dixon & Frank showroom property situated in the centre of Honley near Co-op convenience store and Punch Bar. Honley continues to have a busy village centre with a range of successful local retailers and bars/restaurants.

Honley is situated just off the main A6024 Woodhead Road which connects Huddersfield town centre with Holmfirth/the Holme Valley. Honley is approximately 4 miles south east of Huddersfield town centre with Junction 23 (west only) and 24 of the M62 within 3 miles of Huddersfield ring road. The Holme Valley is well located for accessibility to not only Huddersfield but also Manchester as well as South Yorkshire.

Description

The premises comprise a substantial stone built showroom being two storey and attic with part basement under a hipped blue slate covered roof incorporating Velux roof lights. The property excludes part of the ground floor (17 Westgate) with a flying freehold above the ground floor.

The premises are arranged to provide retail/showroom accommodation with ancillary offices, kitchen and toilets with part of the ground floor presently used as a café.

Accommodation

Ground floor
Showroom with café and stores 227.09m² (2,444 sq. ft)



First floor
Comprising showroom with office and kitchen 378.33m² (4,073 sq. ft)



Second floor
Comprising showroom 261.33m² (2,813 sq. ft)

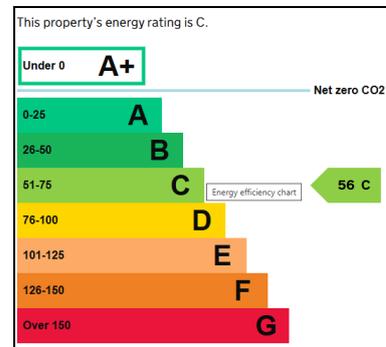
Basement
Comprising showroom and rear store 160.10m² (1,723 sq. ft)

Gross Internal Floor Area 1,026.90m² (11,053 sq. ft)

Services

We are advised the premises benefit from mains water, sewer drainage and electricity along with individual appliances including heating and lighting. However no tests have been carried out on any of the aforementioned services or appliances and therefore we are unable to comment as to their condition or capacity.

EPC



Non Domestic Rating

We are advised by the VOA the premises are assessed as follows:-

The Old Cornmill 15 Westgate Shop & Premises RV £33,750

We await clarification if any other parts of the property are separately assessed.

The National Uniform Business Rate for 2025/26 is 49.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

Prospective purchasers should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Kirklees MC Tel: 01484 221000.

Vacant Possession

We are advised the premises will be available from February 2026.

Price

Offers in the region of £575,000.

VAT

All prices are quoted exclusive of VAT.

Anti-Money Laundering Regulations

In accordance with the Anti-Money Laundering Regulations evidence of identity and a source of funding will be required from the successful offeree prior to instructing solicitors.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Alec Michael
Ben Preston

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Our Ref: 3747/A/M
January 2026

Subject to Contract



Michael Steel & Co
PROPERTY CONSULTANTS

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Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.